



Meeting Attendees:

Garlynn Woodsong – Concordia, LUTC Co-Chair
Dave Johansen –LUTC Co-Chair
Carson Mead – Vernon, absent
Leigh Rappaport – King, absent

Daniel Pirofsky – Sullivan’s Gulch
Nan Stark – BPS District Liaison
Steve Hoyt-McBeth – PBOT
Alex Liverman -DEQ
Anjala Ehelebe – Woodlawn & scribe

Meeting comes to order 7:08pm.

We don’t have a quorum, but Garlynn calls the meeting to order. We can take straw polls. Daniel will be official member of LUTC after this meeting. **Minutes review postponed for lack of quorum.**

Portland Harbor Superfund Site: Oregon Department of Environmental Quality Presentation (Alex Liverman)

DEQ handles the land side of the superfund project while EPA handles the underwater portion, which is a division unique to Oregon.

Alex showed a video, then took questions about the cleanup.

Garlynn asked what the timeline might be to clean up contaminated properties, so that they could be made available for employment uses again. Alex responded that ODEQ has a program that includes a Prospective Purchaser Agreement (PPA). This limits the liability of new buyers in the Superfund cleanup area. It allows for new uses to occur, per existing zoning, on sites with contamination.

Biketown: Portland Bureau of Transportation Presentation (Steve Hoyt, Project manager)

Website: pdxbikeshare.com; Online interactive map with 300 stations that we want the public to help narrow down to 100.

Drop-in open houses: they are a physical version of the online version. Comment card you stick on the wall.

Final map: May

Public Bike rental for short trips. 50 other cities have such. Trying to make 2035 biking goals. Most people find bike shares convenient.

Will use a smart bike system. Check out the bike on the back rack. Reflective paint on the bike, always-on front and rear lights. Smart phone app, member card, kiosk check out. Stations with smart docks that list bike availability. Can drop off bikes anywhere, but will charge for that convenience. Stiff Fines for taking bike outside service district.

Proposed fare \$10/mo for 12 mo contract, or \$2.50 for 30 minutes. That's really cheap, compared to the prices for the system in Washington, D.C., says Garlynn.



Equity focus in station siting via affordable housing proximity.
Not serving Alberta in initial phase, as it is an island of high demand located north of an area of low demand (Irvington and Alameda).

Density of stations in density of neighborhoods, stations within 15 minutes of biking. Seems that the equity map matches proposed station locations. Solar powered.

Coalition-level design standards and review

LUTC has talked about coalition level design review standards, and it is an idea that is being talked about by Residential Infill Project Stakeholder Advisory Committee.

Mayor is pushing RIPSAC to speed up committee process, and to compromise between the height, scale, and setbacks of infill development. Builders have already offered up a compromise – no other neighbors or district coalitions have provided a compromise. Coalition-level design standards could be something suggested to RIPSAC.

(To clarify: Community design standards are used in zoning code; Design standards are used when going through a historic review.)

Nan: Division Design Initiative would be a good resource.

Garlynn says the city could decentralize design review in neighborhoods, per Comp Plan direction to diversify the zoning code to acknowledge differences between pattern areas. This suggestion would be a commission empowered by the city at Coalition level to do design reviews. This helps avoid the choke point of one citywide design review committee downtown. Which is made up of volunteers. There still is City staff to do the type two review. This could lead to developing two separate standards, single family and neighborhood level standards (Mixed Use).

Daniel asks how this relates to current Neighborhood Association review of developer plans. Garlynn answers: Don't know yet. Want to avoid having a NA having a project opinion that overrides the community developed standards.

Albina plan developed design guidelines which can be (and often are ignored). They are three decades old.

Next month we need to review draft Mixed-use standards.

Missing Middle Housing Presentation:

Missing Middle presentation by Garlynn. (portlandforeveryone.org) The Missing Middle Housing (MMH) concept is responding to the Demand for Walkable Urban living. MMH relates to all types of housing that are not detached single-family homes or mid-high rise developments.

There is increasing demand for smaller and more flexible housing types. Demand for 15-minute walk neighborhoods. We have been under-building housing, especially of these types, for decades. Right now, 47% of demolitions are to remove one single family home and replace with one single family home because of zoning (per 2013 BPS statistics). Zoning code prevents more than one replacement unit in most of these instances.



The economics of MMH: build a fourplex with \$200-300K units at a lower price per unit than a \$650-750k single family home. Mayor's charge to RIPSAC was find places to build Townhomes, which are a type of MMH. Nan says City Council is interested in such development. Dan says, go to Sullivan's Gulch for living examples of Middle mixed housing.

Following Garlynn's presentation on Missing Middle housing, he proposes to ask NECN to make a policy statement in support of missing Middle housing. A straw poll is taken on this. Yes, we support this, say the sitting and new members unanimously.

Do we want to offer this presentation to other coalitions? Yes. We will ask Adam to put the presentation on a future chairs & director's meeting agenda.

Bureau of Planning and Sustainability update

Nan has copies of the Residential and Open-Space zoning map the Mixed Use Zone project and the new Schedule of Early Implementation Projects for us to have here at NECN. These are also all online. Hearings before city council April 14th and April 20th. Hearings are on amendments ONLY.

Comment period ends on April 20th, with a vote on April 28th.

A key issue in the planning process is where the R2.5 lots are located so we can build potential missing middle housing. Need lots west of 82nd Ave. Concordia decided to take no position on proposed re-zoning a portion of Concordia from R5 or R2.5. One of the largest obstacles to getting support, is that Concordia doesn't know what rezoning would mean. RIPSAC hasn't concluded its deliberations. Please attend these hearings and be heard.

Nan: Encourages Concordia to submit comments, official or unofficial, on r2.5 rezoning, related to the difficulty of supporting a change to the unknown (potential future meaning of r2.5).

It would be useful if R5 lots offered more uses on the lots.

Neighborhood Updates

Woodlawn has received notice of two 22-unit apartment buildings planned to be built, neither with parking. One on a 50x100 lot. This adds to the 28 unit apartment being built 8 blocks up Dekum St. Currently the businesses in the triangle lack adequate parking. This will exacerbate things.

Woodlawn has a new LUTC co-chair, Dennis Kennedy, who will attend the next NECN LUTC meetings.

Daniel says Brad Perkins reported on the trail connection at 21st and Multnomah at a previous meeting. He and arranged a meeting with PBOT, Chad from Mayor's office, Developer and Kruger and the City attorney and discussed this and came up with two options, and had a preferred option. So PBOT says this looks good, but have to go through public involvement process again, because this is now specific information. Get minority resident involvement. Also, we need funding for the engineering to go one step further. This is just segment two of the trail. If we can advance on this segment, we might go further. There is a possibility that the appeal to LUBA on that project might not occur if these discussions continue. There is a Sullivan's Gulch LLC that owns this property. Is it an easement? Not sure. It is not starred on



Land Use and Transportation Committee
Wednesday, March 23, 2016, 7:00pm–9:00pm
Northeast Coalition of Neighborhoods Office
4815 NE 7th Avenue, Portland, OR
DRAFT Minutes

the map, which is puzzling. Nan says her understanding is those stars in the map are in the works, she'll double check that.

In Concordia, regarding the development on 30th and Killingsworth there's an effort to work with the developer to make it more pretty and more multiple use. No parking, big box built out to property lines, minimal commercial use spaces. Concordia University has several connections to this development, which will be written about in the next Concordia newspaper.

Garlynn has NECN updates.

Lokyee Au left NECN and went on to work at APANO and a new person will come on board April 1st.

Damon has moved on and Adam is the new Executive director.

Motion to adjourn 9:20 pm